

## MHC STAFF REPORT SUMMARY: 01/27/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an application for a certificate of approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

**012721.3 USE**

MHC 9/21

012721.31 Eclipse Hat Shop  
1518 Western Ave, Fairley Building  
Sharon Hagerty, Business Owner

Proposal for new business selling handmade and retail hats, offering professional hat restoration, and hosting millinery educational workshops. To be owned and operated as a Sole Proprietorship by Stephanie Hagerty.

### Relevant Background:

- Zone 1, street level, food (a-b), retail (b) uses permitted.
- Current use: vacant
- New use would be retail (a,c,e), other (b)
- Space is 340 square feet
- Proposed ownership structure: Sole Proprietorship by Sharon Hagerty
- Owner financial affiliations: Owner currently operates hat business and seeks to re-locate.
- Owner operator: Sharon Hagerty to be onsite for day to day operations
- Business hours: 10 am – 6 pm, Tuesday - Sunday

### Exhibits:

- Site location
- Photo of existing storefront
- Statement from owner
- Sample price list

### Relevant Guidelines

2.1 General Principles for Use in the Market – no immediate conflicts cited

2.6 Styles and Methods of Business Operations - no immediate conflicts cited

2.7 New Uses and Businesses

- 2.7.2: Non-Permitted Uses. A non-permitted use is one that does not conform with Market Zones or the Styles & Methods sections of these Guidelines. A non-permitted use will generally not be allowed in the Market. However, non-permitted uses may be allowed in the Commission's discretion if:

- (a) The use provides services or goods accessible to people of low and moderate incomes; or
- (b) The use will not significantly alter the character of the immediate area because the subject space is relatively small or removed from major pedestrian ways; or
- (c) The use will create or add to a desirable mix of uses; or
- (d) Good faith efforts by the property owner have failed to identify prospective tenants with permitted uses, and significant financial harm will result to the property owner with continued vacancy of the space.